WAKE COUNTY, NC
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03-18-2021 AT 10:48:44

BOOK: 018404 PAGE: 01046 - 01048

Prepared by and return to:
Brian S. Edlin, P.O. Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA

COUNTY OF WAKE

COMMERCIAL VEHICLE AND STREET PARKING RULE FOR ALSTON RIDGE PROPERTY OWNERS ASSOCIATION, INC.

THIS RULE for the Alston Ridge Property Owners Association is made this 1st day of September, 2020 by the Alston Ridge Property Owners Association (hereafter, "Association"),

WHEREAS, the original Declarant caused to be recorded the Declaration of Covenants, Conditions, Restrictions and Easements for the Alston Ridge Property Owners Association in Book 14844, Page 2387 in the Wake County Registry, (hereinafter, "Declaration"); and

WHEREAS, the Alston Ridge Property Owners Association, Inc. ("Association") was incorporated as a non-profit corporation on or about 3 November 2011 in order to administer the affairs of the community subject to the Declaration; and

WHEREAS, the "Community" is defined in Article I of the Declaration as all property subject to the roads, including all roads that were initially subjected to the Declaration as well;

WHEREAS, N.C.G.S. §47F-3-102 and Article VI, Sec. 34 of the Declaration allows the Board to promulgate Rules and Regulations for the Community;

WHEREAS, Article VI, Sec. 5 of the Declaration promulgates parking and vehicular restrictions on the Lots or any streets within Alston Ridge and prohibits recreational vehicles, campers, trailers and boats from being parked outside of a dwelling for more than forty-eight (48) consecutive hours per week;

WHEREAS, Article VI, Sec. 34 of the Declaration specifically anticipates and authorizes the

Submitted electronically by "Jordan Price Wall Gray Jones & Carlton"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

Association to make rules and regulations concerning parking and traffic flow as expressed Section 5 of Article VI of the Declaration;

WHEREAS, the Board for the Association deems it advisable to adopt, publish and enforce reasonable rules and regulations clarifying the forty-eight (48) consecutive hour use restriction in the Declaration in order to conform community actions with the intent of the restriction; and

NOW THEREFORE, the Board of Directors for the Association hereby promulgates the following rules with respect to recreational vehicles, campers, trailers and boats in the community:

For purposes of Article VI, Sec. 5 of the Declaration, the term "48 consecutive hours per week" shall mean that no recreational vehicle, camper, trailer, or boat shall be stored or parked outside of any Dwelling on any street or road in the Community for more than forty-eight (48) consecutive hours. For purposes of this forty-eight (48) consecutive hours restriction, the intent of this provision is to allow for *temporary* storage of recreational vehicles, campers, trailers and boats. The temporary removal of such vehicle from a street or road in the community to break the continuity of the forty-eight (48) consecutive hours shall not be sufficient to establish compliance with this restriction. For instance, if a recreational vehicle, camper, trailer, or boat is moved for a period of time less than one (1) week, then returned to the same spot on the road or street in the Community, the recreational vehicle, camper, trailer, or boat will still be deemed to have been located on the subject road or street for forty-eight (48) consecutive hours and in violation of the restriction in the Declaration as the intent of the restriction is to prevent consistent, long term parking of recreational vehicles, campers, trailers, or boats on the roads and streets in the Community. Owners and tenants, therefore, are encouraged to store recreational vehicles, campers, trailers, and boats in garages or offsite or enclosed within a garage pursuant to Article VI, Section 5 of the Declaration.

CERTIFICATION OF VALIDITY OF RULE
FOR ALSTON RIDGE PROPERTY OWNERS ASSOCIATION, INC.

By authority of its Board of Directors, the undersigned hereby certify that the foregoing rule has been duly approved by the affirmative vote of Board of Directors, at a meeting of the Board of Directors and is, therefore, a valid rule of the Association in accordance with N.C.G.S. §47F-3-102, Article VI, Sec. 34 of the Declaration.

ALSTON RIDGE PROPERTY OWNERS ASSOCIATION, INC.

By: _____
President

ATTEST:

_____
Secretary

STATE OF NORTH CAROLINA

ACKNOWLEDGMENT

COUNTY OF WAKE

I, Stacy S. Lumpkin, a Notary Public of the County and State aforesaid, certify that Larissa Kalinowski, personally came before me this day and acknowledged that he/she is Secretary/Assistant Secretary of Alston Ridge Property Owners Association, Inc., a North Carolina non-profit corporation, and that by authority duly given and as the act of the corporation, the foregoing rule was signed in its name by its President and attested by Larissa Kalinowski as its Secretary/Assistant Secretary.

Witness my hand and official stamp or seal, this 14 day of December, 2020.

My commission expires: 8/29/2023

Notary Public Stacy S Lumpkin
Stacy S. Lumpkin

STACY S LUMPKIN
Notary Public - North Carolina
Wake County
My Commission Expires Aug 29, 2023

(43)